



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, September 26, 2013

4:00 pm Regular Meeting

700 Second Avenue South
(between Lindsley Avenue and Middleton Street)
Howard Office Building, Sonny West Conference Center (1st Floor)

MISSION STATEMENT

The Planning Commission guides growth and development as Nashville and Davidson County evolve into a more socially, economically and environmentally sustainable community, with a commitment to preservation of important assets, efficient use of public infrastructure, distinctive and diverse neighborhood character, free and open civic life, and choices in housing and transportation.

Jim McLean, Chair
Stewart Clifton, Vice-Chair

Greg Adkins
Judy Cummings
Derrick Dalton
Hunter Gee

Jeff Haynes
Phil Ponder
Councilmember Phil Claiborne
Andrée LeQuire, representing Mayor Karl Dean

Richard C. Bernhardt, FAICP, CNU-A
Secretary and Executive Director, Metro Planning Commission

Metro Planning Department of Nashville and Davidson County
800 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-6300
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Notice to Public

Please remember to turn off your cell phones.

The Commission is a 10-member body, nine of whom are appointed by the Metro Council and one of whom serves as the mayor's representative. The Commission meets on the 2nd and 4th Thursday of each month at 4:00 p.m., unless otherwise noted. The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, the Commission recommends an action to the Metro Council (e.g. zone changes, specific plans, overlay districts, and mandatory referrals). The Metro Council can accept or not accept the recommendation.

Agendas and staff reports can be viewed on-line at www.nashville.gov/mpc/agendas or weekdays from 7:30 a.m. to 4:00 p.m. at the Planning Department office located at 800 2nd Avenue South, downtown Nashville. Also, at the entrance to this meeting room, a binder of all staff reports has been placed on the table for your convenience.

Meetings on TV can be viewed live or shown at an alternative time on Channel 3. Visit www.nashville.gov/calendar for a broadcast schedule.

Writing to the Commission

You can mail, hand-deliver, fax, or e-mail comments on any agenda item to the Planning Department. For the Commission to receive your comments, prior to the meeting, you must submit them by **noon the day of the meeting**. Otherwise, you will need to bring 14 copies of your correspondence to the meeting and during your allotted time to speak, distribute your comments.

Mailing Address: Metro Planning Department, 800 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300
Fax: (615) 862-7130
E-mail: planningstaff@nashville.gov

Speaking to the Commission

If you want to appear in-person before the Commission, view our tips on presentations on-line at www.nashville.gov/mpc/pdfs/mpc_mtg_presentation_tips.pdf and our summary regarding how Planning Commission public hearings are conducted at www.nashville.gov/mpc/docs/meetings/Rules_and_procedures.pdf. Briefly, a councilmember may speak at the very beginning of the commission meeting, after the individual item is presented by staff, or after all persons have spoken in favor or in opposition to the request. Applicants speak after staff presents, then, those in favor speak followed by those in opposition. The Commission may grant the applicant additional time for a rebuttal after all persons have spoken. Maximum speaking time for an applicant is 10 minutes, individual speakers is 2 minutes, and a neighborhood group 5 minutes, provided written notice was received prior to the meeting from the neighborhood group.

- Day of meeting, get there at least 15 minutes ahead of the meeting start time to get a seat and to fill-out a "Request to Speak" form (located on table outside the door into this meeting room).
- Give your completed "Request to Speak" form to a staff member.
- For more information, view the Commission's Rules and Procedures, at www.nashville.gov/mpc/pdfs/main/rules_and_procedures.pdf

Legal Notice

As information for our audience, if you are not satisfied with a decision made by the Planning Commission today, you may appeal the decision by petitioning for a writ of cert with the Davidson County Chancery or Circuit Court. Your appeal must be filed within 60 days of the date of the entry of the Planning Commission's decision. To ensure that your appeal is filed in a timely manner, and that all procedural requirements have been met, please be advised that you should contact independent legal counsel.



The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at (615) 862-7150 or e-mail her at josie.bass@nashville.gov. For Title VI inquiries, contact Caroline Blackwell of Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640.

MEETING AGENDA

- A. CALL TO ORDER
- B. ADOPTION OF AGENDA
- C. APPROVAL OF SEPTEMBER 12, 2013 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

E. ITEMS FOR DEFERRAL / WITHDRAWAL

7. 2013S-121-001
KENNER MANOR LAND, RESUB LOTS 126 & 127

13. 2013S-154-001
BUGEL THREE LOT SUBDIVISION

F. CONSENT AGENDA

NOTICE TO THE PUBLIC: Items on the Consent Agenda will be voted on at a single time. No individual public hearing will be held, nor will the Commission debate these items unless a member of the audience or the Commission requests that the item be removed from the Consent Agenda.

1a. 2013Z-028PR-001

1b. 2013UD-003-001
GALLATIN PIKE UDO

2a. 2013CP-005-002
EAST NASHVILLE PLAN AMENDMENT (Porter Road)

2b. 2013SP-030-001
PORTER ROAD

3a. 2013CP-010-001
GREEN HILLS-MIDTOWN PLAN AMENDMENT

3b. 2013SP-023-001
19TH & BELCOURT

4. 2013Z-012TX-001
ADJUSTMENTS TO BUILD-TO ZONE REQUIREMENTS

5. 2013SP-027-001
TENNESSEE AVENUE COTTAGES

- 6. 2013S-112-001**
YOUNG WOODS, RESUB LOT 6 (CONCEPT PLAN)
- 8. 2009SP-008-001**
BATTERY PARK
- 9. 2009SP-010-001**
ASHLAND CITY HIGHWAY
- 10. 2013Z-033PR-001**
MCCRORY LANE (UNNUMBERED)
- 11. 2013NHC-002-001**
EASTWOOD NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT
- 12. 2013S-156-001**
LAKESHORE DRIVE SUBDIVISION (CONCEPT PLAN)
- 14a & 14b. 2001UD-002-003**
MUSIC ROW UDO (FINAL: 1515 DEMONBREUN)
- 15. 2013 Planning Commission filing deadlines & meeting schedule**
- 16. Appointment of Kim Totzky to the Hillsboro Village Urban Design Overlay Advisory Committee**

G. PREVIOUSLY DEFERRED ITEMS

The items below were deferred from a previous Planning Commission meeting at the request of the applicant or by the commissioners. For Community Plan Policy items, see H. Community Plan Policy Changes and Associated Cases.

Zone Changes

1a. 2013Z-028PR-001

BL2013-513
Maps Various, Parcels Various
Council District 05 (Scott Davis); 06 (Peter Westerholm); 07 (Anthony Davis); 08 (Karen Bennett)
Staff Reviewer: Duane Cuthbertson

A request to rezone from MUG, CS, CL, OR20, RS5, R6, OL, SP, RS10, and RS7.5 to MUG-A, MUL-A, and OR20-A zoning for various properties and a portion of property located along Gallatin Avenue, Gallatin Pike and Main Street, between South 5th Street and Briley Parkway, (213.96 acres), requested by the Metro Planning Department, applicant; various property owners.

Staff Recommendation: Approve with a substitute ordinance and a housekeeping amendment to the Community Plan.

Current Status
Consent
Public Hearing
Open

1b. 2013UD-003-001

BL2013-514
GALLATIN PIKE UDO
Maps Various, Parcels Various
Council District 05 (Scott Davis); 06 (Peter Westerholm); 07 (Anthony Davis); 08 (Karen Bennett)
Staff Reviewer: Duane Cuthbertson

A request to apply the Gallatin Pike Urban Design Overlay (UDO) district to various properties and a portion of property located along Gallatin Avenue, Gallatin Pike and Main Street, between South 5th Street and Briley Parkway (213.96 acres), requested by the Metro Planning Department, applicant; various property owners.

Staff Recommendation: Approve with a substitute ordinance.

Current Status
Consent
Public Hearing
Open

Community Plan Amendments

2a. 2013CP-005-002

EAST NASHVILLE PLAN AMENDMENT (Porter Road)
Map 072-15, Part of Parcel(s) 251-252
Council District 07 (Anthony Davis)
Staff Reviewer: Tifinie Capehart

A request to amend the East Nashville Community Plan: 2006 Update by changing the Land Use Policy from Neighborhood General to Neighborhood Center policy for a portion of properties located at 1505 and 1507 Porter Road, (0.60 acres), requested by Dale & Associates, applicant; Riverside Church of Christ and Ashley Samuel Land Trust, owners.

Staff Recommendation: Approve

Current Status
Consent
Public Hearing
Open

2b. 2013SP-030-001

PORTER ROAD
Map 072-15, Parcel(s) 251-252, Part of Parcel 270
Council District 07 (Anthony Davis)
Staff Reviewer: Jason Swaggart

A request to rezone from Single and Two-Family Residential (R6) to Specific Plan – Mixed Use (SP-MU) zoning for properties located at 1505 and 1507 Porter Road and for a portion of properties located at 1516 and 1528 C Riverside Drive, approximately 200 feet south of Cahal Avenue, (1.89 acres), to permit up to 28 residential dwelling units and up to 6,000 square feet of commercial space, requested by Dale & Associates, applicant; Riverside Church of Christ, Ashley Samuel Land Trust, and Russell Jenkins, owners.

Staff Recommendation: Approve with conditions and disapprove without all conditions if the Commission approves the associated policy amendment and disapprove if the associated policy amendment is not approved.

Current Status
Consent
Public Hearing
Open

3a. 2013CP-010-001

GREEN HILLS-MIDTOWN PLAN AMENDMENT

Map 104-08, Parcel(s) 172-173
Council District 18 (Burkley Allen)
Staff Reviewer: Kathryn Withers

Current Status

Consent

Public Hearing

Open

A request to amend the Green Hills - Midtown Community Plan: 2005 Update to change the Land Use Policy from Neighborhood General (NG) to T4 Urban Neighborhood Evolving Policy for properties located at 1708 and 1710 19th Avenue South, at the northeast corner of Belcourt Avenue and 19th Avenue South (0.44 acres), requested by Barge, Waggoner, Sumner, and Cannon, Inc., applicant; John Holland, Jared Danford, and Mary R. Smith, owners.

Staff Recommendation: Approve

3b. 2013SP-023-001

19TH & BELCOURT

Map 104-08, Parcel(s) 172-173
Council District 18 (Burkley Allen)
Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request to rezone from RM40 to SP-R zoning for properties located at 1708 and 1710 19th Avenue South, at the northeast corner of Belcourt Avenue and 19th Avenue South (0.44 acres), to permit up to 36 residential units, requested by Barge, Waggoner, Sumner & Cannon, Inc., applicant; John Holland, Jared Danford and Mary Smith, owners.

Staff Recommendation: Approve with conditions and disapprove without all conditions if the proposed T4 NE policy is approved. Disapprove if the T4 NE policy is not approved.

Zoning Text Amendments

4. 2013Z-012TX-001

ADJUSTMENTS TO BUILD-TO ZONE REQUIREMENTS

Staff Reviewer: Duane Cuthbertson

Current Status

Consent

Public Hearing

Open

A request to amend Section 17.12.020.D of the Metropolitan Zoning Code pertaining to an adjustment to build-to zone requirements, requested by the Metro Planning Department, applicant.

Staff Recommendation: Approve

Specific Plans

5. 2013SP-027-001

TENNESSEE AVENUE COTTAGES

Map 091-07, Parcel(s) 104-107
Council District 20 (Buddy Baker)
Staff Reviewer: Duane Cuthbertson

Current Status

Consent

Public Hearing

Open

A request to rezone from CS to SP-R zoning for properties located at 4900, 4902, 4904 and 4906 Tennessee Avenue, at the northwest corner of Tennessee Avenue and 49th Avenue North (0.7 acres), to permit up to nine residential dwelling units, requested by Nashville Civil, LLC, applicant; Allan Satterfield and Ron Griffeth, Jr., owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

Subdivision: Concept Plans

6. 2013S-112-001

YOUNG WOODS, RESUB LOT 6 (CONCEPT PLAN)

Map 131-01, Parcel(s) 010
Council District 34 (Carter Todd) Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request for concept plan approval to create two lots on property located at 3304 Hobbs Road, approximately 175 feet east of Vailwood Drive, zoned R20 (0.91 acres), requested by James Conrad Camp, owner; Nashville Civil, LLC, applicant.

Staff Recommendation: Approve with conditions.

Subdivision: Final Plats

7. 2013S-121-001

KENNER MANOR LAND, RESUB LOTS 126 & 127
Map 116-08, Parcel(s) 082
Council District 24 (Jason Holleman)
Staff Reviewer: Duane Cuthbertson

Current Status
Consent
Public Hearing
Open

A request for final plat approval to create three duplex lots on property located at 4006 Woodmont Boulevard, at the northeast corner of Woodmont Boulevard and Woodmont Hall Place, zoned R10 (0.98 acres), requested by Leonard E. Leech et ux, owners; Dale & Associates, applicant.

Staff Recommendation: Defer to the October 10, 2013, Planning Commission meeting. Approve with a condition if Metro Stormwater recommends approval prior to the September 26, 2013, Planning Commission meeting.

H. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

The Planning Commission will make the final decision on a Community Plan Amendment. The Commission will make a recommendation to the Metro Council on any associated cases(s). The Metro Council will make the final decision to approve or disapprove the associated case(s).

No Cases on this Agenda

I. RECOMMENDATIONS TO METRO COUNCIL

The Planning Commission will make a recommendation to the Metro Council on the requests below. The Metro Council will make the final decision to approve or disapprove the request.

Specific Plans

8. 2009SP-008-001

BATTERY PARK
Map 131-12-0-O, Parcel(s) 001-013, 900-901
Council District 34 (Carter Todd)
Staff Reviewer: Amy Diaz-Barriga

Current Status
Consent
Public Hearing
Open

The periodic review of an approved Specific Plan (R) district known as "Battery Park", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for various properties located along Battery Drive, (7.4 acres), approved for 13 single-family lots via Council Bill BL2009-473 approved on August 24, 2009, review initiated by the Metro Planning Department.

Staff Recommendation: Find the SP District active.

9. 2009SP-010-001

ASHLAND CITY HIGHWAY
Map 069, Parcel(s) 120
Council District 01 (Lonnell Matthews, Jr.)
Staff Reviewer: Amy Diaz-Barriga

Current Status
Consent
Public Hearing
Open

The periodic review of an approved Specific Plan (MU) district known as "Ashland City Highway", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for property located at Ashland City Highway (unnumbered), (7.14 acres), approved for a funeral home subject to the standards, regulations and requirements of the OR20 zoning district and one residence via Council Bill BL2009-474 approved on July 23, 2009, review initiated by the Metro Planning Department.

Staff Recommendation: Find the SP District inactive and direct staff to prepare a report to the Council recommending the property be rezoned to RM9.

Zone Changes

10. 2013Z-033PR-001

MCCRORY LANE (UNNUMBERED)

Map 126, Part of Parcel(s) 059, 568
Council District 35 (Bo Mitchell)
Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to RS10 zoning for a portion of properties located at 7986 McCrory Lane and McCrory Lane (unnumbered), approximately 1,000 feet north of Newsom Station Road (2.45 acres), requested by Civil Site Design Group, PLLC, applicant; Joe L. Rodgers, Steven Adcock and J.D. Valiquette, owners.

Staff Recommendation: Approve

Current Status

Consent

Public Hearing

Open

Neighborhood Conservation Overlays

11. 2013NHC-002-001

EASTWOOD NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT

Map 083-06, Parcel(s) 295-298, 380-386 Map 083-06-0-A, Parcel(s) 001-012
Council District 06 (Peter Westerholm)
Staff Reviewer: Duane Cuthbertson

A request to apply the provisions of the Eastwood Neighborhood Conservation Overlay District to various properties located along Eastland Avenue and Scott Avenue, between Porter Road and Chapel Avenue (2.45 acres), requested by Councilmember Peter Westerholm, applicant; various property owners.

Staff Recommendation: Approve

Current Status

Consent

Public Hearing

Open

J. PLANNING COMMISSION ACTIONS

The Planning Commission will make the final decision on the items below.

Subdivision: Concept Plans

12. 2013S-156-001

LAKESHORE DRIVE SUBDIVISION (CONCEPT PLAN)

Map 054-13, Parcel(s) 030
Council District 11 (Darren Jernigan)
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create six lots on property located at 3225 Lakeshore Drive, approximately 1,700 feet east of Old Hickory Boulevard, zoned RS20 (6.19 acres), requested by James and Pamela Lynch, owners; Crawford & Cummings, P.C., applicant.

Staff Recommendation: Approve with conditions.

Current Status

Consent

Public Hearing

Open

Subdivision: Final Plats

13. 2013S-154-001

BUGEL THREE LOT SUBDIVISION

Map 129-04, Parcel(s) 047
Council District 23 (Emily Evans) Staff Reviewer: Duane Cuthbertson

A request for final plat approval to create three lots on property located at 200 Haverford Avenue, at the corner of Haverford Avenue and West Meade Drive, zoned RS20 (2.41 acres), requested by Harry Joseph Bugel et ux, owners; Donlon Land Surveying, LLC, applicant.

Staff Recommendation: Defer to October 10, 2013. Approve with conditions if Metro Water Services recommends approval prior to the September 26, 2013, Planning Commission meeting.

Current Status

Consent

Public Hearing

Open

Urban Design Overlays: Final Site Plans

14a&b. 2001UD-002-003

MUSIC ROW UDO (FINAL: 1515 DEMONBREUN)
Map 093-13, Parcel(s) 574
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Andrew Collins

Current Status
Consent
Public Hearing
Open

A request for final site plan approval for a portion of the Music Row Urban Design Overlay District for property located at 1515 Demonbreun Street, at the intersection of Demonbreun Street and Division Street (1.53 acres), zoned CF and located within the Arts Center Redevelopment District, to permit a 14-story mixed use building containing 380 multifamily units, requested by Littlejohn Engineering Associates, applicant; LUI Nashville Roundabout, LLC, owner.

Staff Recommendation: Approve with conditions.

L. OTHER BUSINESS

15. 2013 Planning Commission filing deadlines & meeting schedule
16. Appointment of Kim Totzky to the Hillsboro Village Urban Design Overlay Advisory Committee
17. Historic Zoning Commission Report
18. Board of Parks and Recreation Report
19. Executive Committee Report
20. Executive Director Report
21. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

September 26, 2013

MPC Meeting

4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

October 9, 2013

Web-based seminar – Planning Ethics and the Law

3pm to 4:30pm, 800 Second Ave. South, 2nd Floor, Metro Office Building, Nolen Conference Room

October 10, 2013

MPC Meeting

4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

N. ADJOURNMENT
